

TREASURER'S CERTIFICATION:
THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT
AGAINST THE PROPERTY DESCRIBED IN THE LEGAL DESCRIPTION ON THIS PLAT, AS SHOWN
BY THE RECORDS OF THIS OFFICE ON THIS _____ DAY OF _____
A.D., 2003.

WASHINGTON COUNTY TREASURER _____

WASHINGTON COUNTY SURVEYOR'S APPROVAL:
THIS ADMINISTRATIVE LOT LINE ADJUSTMENT WAS REVIEWED BY THE
WASHINGTON COUNTY SURVEYOR'S OFFICE ON THIS _____ DAY OF _____
A.D., 2003.

RICHARD L. HANSEN, WASHINGTON COUNTY SURVEYOR _____

NOTE:
NEW CONSTRUCTION SHALL MEET SET
BACK REQUIREMENTS AS PER ZONING
REGULATIONS.

SCALE: 1" = 100'
SEPTEMBER 8, 2003

LEGEND

- ⊕ MONUMENT FOUND
(5/8" REBAR, UNLESS NOTED OTHERWISE)
- (M) MEASURED DISTANCE
- (P) PLATTED DISTANCE

ELKHORN
RIVER

LOT 3 REVISED
(5.00 ACRES)

ELKHORN OAKS
CIRCLE

COUNTY
ROAD NO. 3

POINT OF
BEGINNING

- ① RADIUS = 62.50' (P#M)
ARC = 25.72' (P#M)
CHORD = 25.54' (P#M)
CHORD BEARING = S39°44'01"E
- ② RADIUS = 62.50' (P#M)
ARC = 57.49' (P#M)
CHORD = 55.48' (P#M)
CHORD BEARING = S77°52'22"E
- ③ RADIUS = 433.00' (P#M)
ARC = 117.85' (P#M)
CHORD = 117.48' (P#M)
CHORD BEARING = N67°58'49"E

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT: MATTHEW J. AND KRISTIE K. MAGNINO, HUSBAND
AND WIFE, BEING THE OWNERS OF THE TRACT OF LAND SHOWN AND DESCRIBED HEREON, HAVE
CAUSED THE SAME TO BE REPLATTED INTO A LOT TO BE KNOWN AS LOT 3 REVISED, ELKHORN
OAKS, A SUBDIVISION IN WASHINGTON COUNTY, NEBRASKA. THIS REPLAT IS MADE WITH THE
FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNERS.

IN WITNESS WHEREOF, SAID OWNERS HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS
_____ DAY OF _____, A.D., 2003.

MATTHEW J. MAGNINO, OWNER _____

KRISTIE K. MAGNINO, OWNER _____

ACKNOWLEDGEMENT:

STATE OF NEBRASKA)
) ss
) COUNTY)

ON THIS _____ DAY OF _____, A.D., 2003, BEFORE ME,
A GENERAL NOTARY PUBLIC, PERSONALLY APPEARED MATTHEW J. AND KRISTIE K. MAGNINO,
HUSBAND AND WIFE, WHO ARE KNOWN TO ME TO BE THE IDENTICAL PERSONS WHO EXECUTED THE
FOREGOING DEDICATION, AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR VOLUNTARY
ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL ON THE DATE LAST AFORESAID.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

LEGAL DESCRIPTION:

ALL OF LOTS 3 AND 4, OF ELKHORN OAKS, A SUBDIVISION PLATTED IN THE SOUTH HALF OF THE SOUTHWEST QUARTER OF
SECTION 28, TOWNSHIP 18 NORTH, RANGE 9 EAST OF THE SIXTH P.M., WASHINGTON COUNTY, NEBRASKA, BEING
DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 4; THENCE S29°49'00"E (ASSUMED BEARING) ON THE NORTHEASTERLY
LINE OF SAID LOT 4, A DISTANCE OF 201.69 FEET TO THE SOUTHEAST CORNER OF SAID LOT 4; THENCE S54°33'27"W ON
THE SOUTHEASTERLY LINE OF SAID LOT 4, A DISTANCE OF 272.86 FEET; THENCE S48°24'50"W CONTINUING ON SAID
SOUTHEASTERLY LINE, A DISTANCE OF 132.95 FEET; THENCE S33°21'50"W CONTINUING ON SAID SOUTHEASTERLY LINE, A
DISTANCE OF 24.80 FEET TO THE SOUTHWEST CORNER OF SAID LOT 4; THENCE CONTINUING S33°21'50"W ON THE
SOUTHEASTERLY LINE OF SAID LOT 3, A DISTANCE OF 337.99 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3; THENCE
N15°57'40"W ON THE SOUTHWESTERLY LINE OF SAID LOT 3, A DISTANCE OF 100.39 FEET; THENCE N24°39'30"W
CONTINUING ON SAID SOUTHWESTERLY LINE, A DISTANCE OF 178.30 FEET; THENCE N15°05'41"W CONTINUING ON SAID
SOUTHWESTERLY LINE, A DISTANCE OF 148.69 FEET; THENCE N36°29'18"W CONTINUING ON SAID SOUTHWESTERLY LINE, A
DISTANCE OF 57.27 FEET TO THE NORTHWEST CORNER OF SAID LOT 3; THENCE N62°03'20"E ON THE NORTHWESTERLY LINE
OF SAID LOT 3, A DISTANCE OF 153.00 FEET; THENCE N47°36'23"E CONTINUING ON SAID NORTHWESTERLY LINE, A
DISTANCE OF 149.43 FEET; THENCE N62°03'20"E CONTINUING ON SAID NORTHWESTERLY LINE, A DISTANCE OF 178.86 FEET
TO THE MOST NORTHERLY CORNER OF SAID LOT 3, SAID CORNER BEING ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF
ELKHORN OAKS CIRCLE, AS PLATTED IN SAID ELKHORN OAKS; THENCE SOUTHEASTERLY ON SAID SOUTHWESTERLY
RIGHT-OF-WAY LINE ON A 62.50 FOOT RADIUS CURVE TO THE LEFT AN ARC DISTANCE OF 25.72 FEET TO THE LOT CORNER
COMMON TO BOTH SAID LOT 3 AND SAID LOT 4, THE CHORD OF SAID CURVE BEARS S39°44'01"E 25.54 FEET; THENCE
SOUTHEASTERLY CONTINUING ON SAID SOUTHWESTERLY RIGHT-OF-WAY LINE ON A 62.50 FOOT RADIUS CURVE TO THE LEFT
AN ARC DISTANCE OF 57.49 FEET TO A POINT OF COMPOUND CURVATURE, THE CHORD OF SAID CURVE BEARS
S77°52'22"E 55.48 FEET; THENCE NORTHEASTERLY ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID ELKHORN OAKS
CIRCLE ON A 433.00 FOOT RADIUS CURVE TO THE LEFT AN ARC DISTANCE OF 117.85 FEET TO A POINT OF TANGENCY, THE
CHORD OF SAID CURVE BEARS N67°58'49"E 117.48 FEET; THENCE N60°11'00"E ON SAID SOUTHEASTERLY RIGHT-OF-WAY
LINE, A DISTANCE OF 14.68 FEET TO THE POINT OF BEGINNING, CONTAINING 5.00 ACRES, MORE OR LESS.

SURVEYOR'S STATEMENT:

I, DANNY JOE W. MARTINEZ, HEREBY CERTIFY THAT THIS PLAT OF SURVEY WAS MADE BY
ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY
KNOWLEDGE, AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS
OF THE STATE OF NEBRASKA.

Danny Joe W. Martinez

DANNY JOE W. MARTINEZ, LS 498
SEPTEMBER 8, 2003

WASHINGTON COUNTY PLANNING ADMINISTRATOR &
CHAIRMAN OF THE BOARD OF SUPERVISORS APPROVAL:

THIS ADMINISTRATIVE LOT LINE ADJUSTMENT SURVEY HAS
BEEN REVIEWED FOR CONFORMITY WITH THE ADMINISTRATIVE
ADJUSTMENT SECTION 1.025.01 E OF THE COUNTY'S ZONING
REGULATIONS AND IS FOUND TO BE IN COMPLIANCE.
DATE: _____

WASHINGTON COUNTY PLANNING ADMINISTRATOR _____

DATE: _____

CHAIRMAN OF THE WASHINGTON COUNTY BOARD OF SUPERVISORS _____



MERIDIAN DEVELOPMENT SERVICES, INC.
P.O. BOX 610
ARLINGTON, NEBRASKA 68002
(402) 478-5367 OFFICE / 478-5388 FAX

PROJECT NO.: SU03-037
DRAWN BY: DJM
DATE: 09/08/03
FIELDBOOK: MERIDIAN
DWG FILE: SU03-037 Magnino Survey
SCALE: 1" = 100'
REVISION DATE:
SHEET 1 OF 1